



**City of Coral Gables  
CITY COMMISSION MEETING  
May 24, 2016**

**ITEM TITLE:**

**Ordinance on First Reading. Conditional Use with Site Plan Review.** An Ordinance of the City Commission of Coral Gables, Florida requesting conditional use with site plan review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", and Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-204, "Special Use (S) District", for site plan approval of a new country club located within a Special Use (S) District, for the property commonly referred to as the "Riviera Country Club" and legally described as portions of Tracts 1 and 5, Riviera Country Club, a portion of Miami-Biltmore Golf Course of Riviera Section Part 4 and Lots 10-14, Block 112, Country Club Section Part 5 (1155 Blue Road), Coral Gables, Florida; and including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City)

**DEPARTMENT HEAD RECOMMENDATION:**

Approval with conditions.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 04.13.16 meeting recommended approval (vote: 6 yes – 0 no) of the conditional use with site plan review with conditions.

**BRIEF HISTORY:**

Riviera Country Club is requesting conditional use with site plan review in order to construct a new club house on the property located at 1155 Blue Road. The Zoning Code identifies club houses as a conditional use on properties with a Special Use (S) zoning designation. As a result, a Planning and Zoning Board recommendation is required with approval to be granted by the City Commission. The Planning and Zoning Board at their 04.13.16 meeting recommended approval (vote: 6 yes – 0 no) of the application with Staff's conditions (see Exhibit B, page 16) and recommended that the following additional conditions be included:

- 1) Provide payment for an extension of the ten (10) foot multi-use path on the north side of Blue Road from the western edge of the property line to Santa Maria Street as determined by the Public Works Department;
- 2) Install in-street crosswalk signage within the two (2) pedestrian crosswalks connecting the parking lot located south of Blue Road to the country club property located north of Blue Road, subject to review and approval by the Public Works Department; and,
- 3) Provide a ten (10) foot landscaping buffer along the western edge of the property between the property line and the proposed wall, subject to approval by the Director of Public Service.

The applicant is proposing to construct a new club house and fitness center and demolish the existing club house. The new club house and fitness center are proposed to have a combined building area of 44,923 square feet. These would replace the existing country club, fitness center and cart barn that have a combined building area of 52,717 square feet. The existing 186 space parking lot will be replaced by

an improved 325 space parking lot which will eliminate the current swale parking that occurs along Blue Road. The proposal also includes a ten (10) foot multi-use path in front of the property along the north side of Blue Road.

The draft Ordinance for Conditional Use with Site Plan Review is provided as Exhibit A. Staff's report and recommendation is provided as Exhibit B, and the comments and issues discussed by the Board at the meeting are presented in the meeting minutes provided in Exhibit C. The PowerPoint Presentation that will be presented by Staff is provided as Exhibit D and the applicant's PowerPoint Presentation is provided as Exhibit E.

**LEGISLATIVE ACTION:**

Date:	Resolution/Ordinance No.	Comments
N/A		

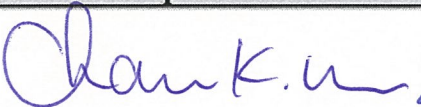
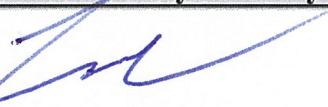
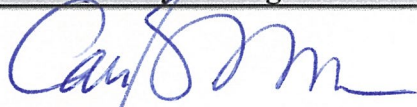
**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

Date	Board/Committee	Comments (if any)
04.13.16	Planning and Zoning Board	Recommended approval (vote: 6 yes – 0 no) with conditions.

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
04.01.16	Courtesy notification mailed to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
04.01.16	Property posted for Planning and Zoning Board meeting.
04.01.16	Legal advertisement published for Planning and Zoning Board meeting.
04.01.16	Planning and Zoning Board meeting agenda posted at City Hall.
04.08.16	Planning and Zoning Board meeting agenda, staff recommendation, legal notice and all attachments posted on City web page.
05.20.16	City Commission meeting agenda posted on City web page.

**APPROVED BY:**

Assistant Department Director	City Attorney	City Manager
		

**EXHIBIT(S):**

- A. Draft Ordinance – Conditional Use with Site Plan Review.
- B. 04.13.16 Planning Division Staff report and recommendation with attachments.
- C. 04.13.16 Excerpts of Planning and Zoning Board Meeting Minutes.
- D. Staff's PowerPoint Presentation.
- E. Applicant's PowerPoint Presentation.

